

## CHAPTER 6: IMPLEMENTATION PROGRAM

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### CHARACTER AREA POLICY

The citywide vision statement and the character area map assist in guiding the City's implementation program. However, the future land use plan map reflects City policy, provides land use recommendations on a parcel basis and is intended to guide decisions regarding rezoning, zoning modifications, use permits, variances, and preliminary subdivision platting.

Table 6.1 provides a summary of the visionary character areas, shows how character areas compare with future land use plan map categories, and indicates which zoning district categories are most closely aligned and will implement them.

Table 6.2 provides a summary of current zoning districts in Sandy Springs, and how the zoning districts implement the character areas (See Chapter 1 and also Table 7.1). For compatibility of future land use plan map categories and zoning districts, see the descriptions of future land use plan map categories in Chapter 1.

The information that follows Tables 6.1 and 6.2 covers the individual work programs for each of these identified areas:

1. Natural Resources
2. Historic Preservation
3. Redevelopment
4. Land Use
5. Community Facilities and Services
6. Recreation and Parks
7. Transportation

The Short-term Work Program covers a five-year period of the Comprehensive Plan Community Agenda. Costs associated with the execution of each work program are provided in the table that follows (Table 6.3).

**Table 6.1**  
**Visionary Character Area Land Use Policy Implementation**  
**City of Sandy Springs, 2007**

Character Area	Description of Vision	Type, form, style of development	Specific Land Uses	Quality Community Objectives Achieved	Future Land Use Plan Categories	Regulations Appropriate	Other Implementation Measures
1. Conservation	Natural environment with some recreational amenities	Environmentally sensitive	Few if any land uses other than passive recreation and public and private park spaces.	Environmental Protection; Open Space Preservation; Regional Identity	Stream and Water Bodies; Public Recreational and Conservation; Private Recreational	AG-1; River corridor overlay; floodplain and tributary protection ordinances; Tree Ordinance	Recreation and Park Master Plan.
2. Protected Neighborhood	Conventional, suburban subdivisions of detached, single-family homes	Conventional suburban, usually with curvilinear streets and cul-de-sacs.	Some public, institutional and park and recreation uses in addition to detached dwellings	Housing Opportunities; Sense of Place	Residential categories with densities up to 3 units per acre	AG-1; Single-family zoning districts of varying densities	Policies for Protected Neighborhoods; "protected neighborhood" boundary on future land use plan map.
3. Master Planned Community	Residential community planned at a scale of several hundred acres at minimum	Incorporates green space and/or recreation	Some public, institutional and park and recreational uses in addition to detached dwellings	Housing Opportunities; Sense of Place	Residential, categories with densities of 3 to 5 units per acre	Community Unit Plan zoning district	Policies for Protected Neighborhoods; "protected neighborhood" boundary on future land use plan map; design review.
4. Urban Residential	Higher-density residential developments, mostly apartments	Urban; Private streets, some amenities	"Garden style" apartments; fee-simple townhouse; institutional and recreational facilities serving the developments may exist or be permitted	Housing Opportunities; Transportation Alternatives	Residential, categories with densities of 8 units or more per acre	Multi-family zoning districts of varying densities	Design review

Character Area	Description of Vision	Type, form, style of development	Specific Land Uses	Quality Community Objectives	Future Land Use Plan Categories	Regulations Appropriate	Other Implementation Measures
5. Mixed Use – Neighborhood Scale	Compact, pedestrian-friendly mixed use	Principles of New Urbanism	Mix of uses, including commercial, office, and residential	Appropriate Business; Employment Options; Sense of Place; Infill Development; Housing Options; Transportation Alternatives	Living Working Neighborhood	Mixed use zoning district or form-based codes; design review	Public and private expenditures for art, signage, streetscape improvements, and other unique identifying amenities. Design review.
6. Mixed Use – Community Scale	Compact, pedestrian-friendly mixed use centers	Redevelopment following principles of new urbanism – more intense than neighborhood scale	Mix of uses, including commercial, office, and residential	Regional Identity; Appropriate Business; Employment Options; Housing Opportunities; Transportation Alternatives; Sense of Place	Living Working Community	Mixed-use zoning district; multi-family redevelopment zoning; form-based code	Redevelopment agency functions and responsibilities. Design review.
7. Employment	Office and Business Parks	Mostly suburban campus style; Some office, multi-story	Predominantly office some neighborhood commercial	Appropriate Business; Employment Options	Business Park; Commercial; Office; Office, High Intensity	Office and business park zoning districts	
8. Downtown Redevelopment	Redevelopment into compact, pedestrian-friendly mixed use centers	Pedestrian retail at scale and intensity greater than neighborhood- and community-scale mixed use	Predominantly commercial uses in pedestrian retail districts, some offices and institutions including residential	Appropriate Business; Employment Options; Sense of Place; Infill Development; Housing Options; Transportation Alternatives	Living Working Community; Living Working Regional	Mixed use zoning districts; design review	Public and private expenditures for art, signage, streetscape improvements, and other unique identifying amenities. Design review.
9. Regional Transit-Oriented Activity Center	Regional employment center focused on proximity to transit stations	Principles of transit-oriented development	Predominantly mid- and high-rise office buildings with supportive retail commercial uses, along with some offices and institutions, including residential	Appropriate Business; Employment Options; Sense of Place; Infill Development; Housing Options; Transportation Alternatives; Regional Cooperation and Regional Solutions	Living Working Regional	Mixed use zoning districts; design review; public and private expenditures for art, signage, streetscape improvements	Perimeter Center Community Improvement District (CID). Design review.

**Table 6.2**  
**Sandy Springs Zoning Districts Summary**

<b>Zoning District Abbreviation and Name</b>	<b>Uses Permitted Generally</b>	<b>Height Permission</b>	<b>Density/Intensity Permission</b>	<b>Visionary Character Area Compatibility</b>
1. Special flood hazard areas zones	None within floodway; Agriculture; recreation; parking, uses by permit	--	--	Conservation
2. AG-1 Agricultural	Agriculture; single-family dwelling	40 feet	1 acre per dwelling on paved road	Protected Neighborhood
3. R-1 Single Family Dwelling	Single-family dwelling	40 feet	2 acres per dwelling	Protected Neighborhood
4. R-2 Single Family Dwelling	Single-family dwelling	40 feet	1 acre per dwelling	Protected Neighborhood
5. R-2A Single Family Dwelling	Single-family dwelling	40 feet	27,000 square feet	Protected Neighborhood
6. R-3 Single Family Dwelling	Single-family dwelling	40 feet	18,000 square feet	Protected Neighborhood
7. R-3A Single Family Dwelling	Single-family dwelling	40 feet	18,000 square feet	Protected Neighborhood
8. R-4 Single Family Dwelling	Single and two family dwellings	40 feet	9,000 square feet	Urban Residential
9. R-4A Single Family Dwelling	Single-family dwelling	40 feet	12,000 square feet	Urban Residential
10. R-5 Single Family Dwelling	Single and two family dwellings	40 feet	7,500 square feet	Urban Residential
11. R-5A Single Family Dwelling	Single-family dwelling	40 feet	4,000 square feet	Urban Residential
12. R-6 Two Family Dwelling	Single and two family dwellings	40 feet	9,000 square feet	Urban Residential
13. TR Townhouse Residential	Townhouses	40 feet	9 units per gross acre	Urban Residential
14. A Medium Density Apartment	Apartments; multi-family	45 feet or 3 stories	2,000 square feet per unit	Urban Residential
15. A-L Apartment Limited	Apartments; multi-family	60 feet or 4 stories	None	Urban Residential
16. O-I Office Institutional	Offices; institutions	60 feet or 4 stories	Maximum lot coverage of 70%	Employment
17. MIX Mixed Use	Dwellings and commerce	60 feet	None except for residential	Mixed Use – Neighborhood, Community, Regional
18. C-1 Community Business	Commercial	60 feet or 4 stories	None except for residential	May be applicable in mixed use areas

<b>Zoning District Abbreviation and Name</b>	<b>Uses Permitted Generally</b>	<b>Height Permission</b>	<b>Density/Intensity Permission</b>	<b>Visionary Character Area Compatibility</b>
19. C-2 Community Business	Commercial	60 feet or 4 stories	None except for residential	May be applicable in mixed use areas
20. M-1A Industrial Park	Industrial	60 feet or 4 stories	Maximum lot coverage of 70%	Inconsistent with Recommended Character
21. M-1 Light Industrial	Industrial	100 feet or 8 stories with exceptions	None	Inconsistent with Recommended Character
22. M-2 Heavy Industrial	Manufacturing with limitations	100 feet or 8 stories with exceptions	None	Inconsistent with Recommended Character
23. CUP Community Unit Plan	Residential (various types), churches, recreation	40 feet	9 units per acre multi-family; 5 units per acre for single-family dwellings	Master Planned Community
24. NUP Neighborhood Unit Plan	Single-family dwelling; recreation	40 feet	5 units per acre	Master Planned Community
25. MHP Mobile Home Park	Mobile and modular homes	35 feet or 2.5 stories	4,000 square feet per dwelling	Inconsistent with Recommended Character
26. SS Sandy Springs Overlay	(see underlying zoning)	--	--	Town Center Redevelopment
27. Perimeter Community Improvement District Overlay	(see underlying zoning)	--	--	Regional Transit-Oriented Activity Center

#### **NATURAL RESOURCES WORK PROGRAM**

1. **Conduct Study of Scenic Views and Sensitive Habitats.** Conduct a study, by a landscape architect and environmental professionals as appropriate, which identifies scenic views, and/or sites, specifically including maps of: (1) steep slope corridors; and (2) ecologically sensitive plant and animal habitats.
2. **Prepare and Adopt a Conservation Subdivisions Ordinance.** Adopt an ordinance for conservation subdivisions, or incorporate into zoning and subdivision regulations, in order to protect and preserve (1) wooded parcels; (2) riparian corridors; (3) identified scenic views and sites; (4) sensitive plant and animal habitats; and (5) greenspace and other ecologically sensitive areas, as appropriate.

#### **HISTORIC PRESERVATION WORK PROGRAM**

1. **Update Historic Resources Survey.** Prepare an update to the historic resources survey conducted in 1996, to give a more accurate account of the status of historic resources in the City.

#### **REDEVELOPMENT WORK PROGRAM**

1. **Conduct a Market Study.** Conduct a market study of the types of niche retail businesses and other commercial activities that can be supported in future redevelopment efforts.
2. **Complete a Parking Study.** Conduct a study of the potential for public provision of parking decks in the downtown area. Include an evaluation of prospects for private-public partnerships in the provision of improved parking facilities within designated redevelopment areas.
3. **Prepare a Town Center Study.** Prepare a study of the newly established Town Center area and prepare a redevelopment plan to implement the Town Center policies by appropriate ordinance as guided by the Mayor and City Council. The plan should include an evaluation of the size of redevelopment parcels and make recommendations for combining sites that are too small for redevelopment. Earlier downtown studies and redevelopment plans can help to inform this new plan for the Town Center.

#### **LAND USE WORK PROGRAM**

1. **Rewrite Overlay Districts.** Rewrite Overlay Districts to bring each into compliance with this Comprehensive Plan.
2. **Prepare and Adopt Roswell Road Corridor Studies and Plans.** The following areas have been identified as needing specific, more focused study and refined land use planning. Such studies should consider, as appropriate: redevelopment issues and opportunities; appropriate development standards and types; the impact of planned transportation improvements; security and public safety; the provision of workforce housing; refinement or revision of live-work designations and recommended policies; and recommend changes to the land use plan.

- Roswell Road area from Cliftwood Drive south to the City of Atlanta.
  - Roswell Road area from Abernathy Road to the Chattahoochee River.
3. **Apply for Livable Centers Initiative (LCI) Grant Funds.** Sandy Springs should monitor funding activities and apply for additional funding from the Atlanta Regional Commission in support of future and ongoing planning projects.
  4. **Update the Comprehensive Plan at Five Year Intervals.** The City is required to consider amendments to its comprehensive plan every five years.
  5. **Revise City's Zoning Ordinance.** Continue the practice of providing regular, quarterly updates and amendments to the City's Zoning Ordinance.
  6. **Revise Subdivision and Land Development Regulations to allow for streets more appropriate to their context.** The standards and regulations should be amended to provide for variable street design standards including width, construction materials, geometry, etc., in compliance with current engineering standards and practices.

#### COMMUNITY FACILITIES AND SERVICES WORK PROGRAM

1. **Future municipal facilities.** Precede decisions about the siting and construction of future municipal facilities with open processes that allow for ample public input concerning the locations, designs, and costs of such facilities.
2. **Impact Fees.** Institute a development impact fee program for recreation and parks, public safety facilities, and roads.
3. **Service Delivery Strategy.** Participate in the Fulton County Service Delivery Strategy.
4. **Fire Stations.** Renovate existing fire stations, where needed.
5. **Drainage and flooding facility review.** Identify areas and neighborhoods in the City that have inadequate drainage and are prone to flooding. In conjunction with the Georgia Department of Transportation (GDOT), assess drainage facilities along Roswell Road and the extent of existing drainage problems.
6. **Storm water plans.** Develop improvement plans to prevent flooding and other problems, including a program to specifically address how to help property owners with storm water issues.
7. **Storm water utility.** Establish a storm water utility and user fee to provide funding to correct existing storm drainage problems, maintain stormwater detention ponds, and enhance stormwater management.
8. **Americans with Disabilities Act assessment.** Fully assess how the City's facilities meet applicable requirements of the Americans with Disabilities Act (ADA), and address deficiencies through the City's capital improvement program and short-term work program, where applicable.



9. **CIE annual update.** Annually update the Capital Improvements Element portion of the Comprehensive Plan.
10. **Impact Fee reporting.** Report annually expenditures received from development impact fees to the Georgia Department of Community Affairs (DCA).
11. **Solid Waster Plan implementation.** Implement the Short-term Work Program of the Comprehensive Solid Waste Management Plan.
12. **Solid Waste Plan updates.** Update the Comprehensive Solid Waste Management Plan at five-year intervals.

## RECREATION AND PARKS WORK PROGRAM

At the time of the development of the Comprehensive Plan, the City of Sandy Springs began the creation of its first Recreation and Parks Master Plan. That information has been used to prepare the Recreation and Parks work program; however, many of these improvements extend beyond the five-year time frame for this work program.

### 1. Land Acquisition Recommendations

The following land acquisition recommendations are made, and can be accomplished using either fee simple purchase or long-term lease agreements:

- a. 22+/- acre Fulton County treatment plant site adjacent to Riverside Drive.
- b. 10+/- acres in south central Sandy Springs to the south of I-285.
- c. 27+/- acres located south of Dalrymple Road in western Sandy Springs.
- d. Marsh Creek Greenway corridor.
- e. Expansion of Abernathy Greenway corridor east to connect with Marsh Creek Greenway.
- f. Morgan Falls Greenway corridor from Great Park (Bull Sluice) east to DeKalb County (Dunwoody Trail).
- g. Easement to connect East Palisades unit of the CRNRA to Powers Island unit of the CRNRA.
- h. Consider donating Island Ferry property to the NPS to facilitate connection of Island Ford NPS properties.
- i. Easement that will facilitate pedestrian access to the Roswell River Walk.
- j. Easement that will facilitate pedestrian access to Chastain Park.
- k. Easements east of S.R. 400 to develop a north-south pedestrian corridor linking the Morgan Falls Greenway to the North Atlanta Trail.



## **2. Improvements to Existing Parks**

- a. Hammond Park: Various renovations per System-Wide Recreation and Parks Master Plan.
- b. Morgan Falls Ball Fields: Various retrofits and improvements per System-Wide Recreation and Parks Master Plan.
- c. Ridgeview Park: Purchase adjacent parcel and construct various facilities per System-Wide Recreation and Parks Master Plan.
- d. Tennis Center: Various upgrades and improvements per System-Wide Recreation and Parks Master Plan.
- e. Johnson Ferry River Access: Various upgrades and improvements per System-Wide Recreation and Parks Master Plan.
- f. Allen Road Park: Various retrofits and improvements per System-Wide Recreation and Parks Master Plan.

## **3. Development of New Parks and Facilities**

- a. Morgan Falls River Park: Phase I and II improvements per System-Wide Recreation and Parks Master Plan.
- b. Fulton County Treatment Plant Site: Acquisition of 18 acres of this 22 acre site for mostly passive park development.
- c. South Central Park: Acquire land for small passive use park.
- d. Dalrymple Park: Acquire 27+/- acre site for development as a passive-use park.

## **4. Additional Indoor Facilities**

- a. Recreation Centers: Construct two new recreation centers (35,000 – 40,000 square feet each), one in the northern portion of the city, and the second south of I-285.
- b. Aquatic Center: Develop aquatic center with Olympic size pool, diving pool and zero-depth leisure pool.

## **5. Greenways and Trails**

- a. Abernathy Greenway: Extend east, crossing Roswell Road to link with the Tennis Center.
- b. Marsh Creek Greenway: Phase 1 development per System-Wide Recreation and Parks Master Plan.

## **TRANSPORTATION WORK PROGRAM**

The work program for the transportation element of the Community Agenda has been developed through the creation of a series of guiding principles designed to address ongoing traffic system improvements, as well as through adding new project. Those principles and their corresponding work program activities are described below.

### **A. Provide for the Efficient use of Existing Infrastructure**

1. Construct traffic control center (TCC) for monitoring/adjusting traffic signals and incident management along Roswell Road and other congested corridors.
2. Install camera monitoring system along Roswell Road and key east-west corridors.
3. Install traffic responsive signal system along Roswell Road to accommodate fluctuations in traffic and assist in managing queues.
4. Designate through routes with identifying signage and install traffic signal timings to facilitate travel along key routes: Roswell Road, Johnson Ferry Road/Abernathy Road, Mount Vernon Highway, Glenridge Road, and Peachtree Dunwoody Road.
5. Develop access management standards linked to roadway functional classification for use with redevelopment (signal and driveway spacing, interparcel access, full access vs. right-in/right-out).
6. Develop improvement concepts to implement access management techniques along Roswell Road throughout city to include signal spacing, interparcel access, backside connections, and medians where appropriate.
7. Revise functional classification system to match current City policy.
8. Prepare design for Jett Road bridge upgrade.
9. Work with property owners to establish interparcel connectivity in Downtown Sandy Springs and along Roswell Road and other commercial corridors.
10. Repave streets and refresh pavement markings.
11. Provide intersection and operational improvements per ongoing Intersection Operations and Improvement Plan, including: signal timing, signal system coordination, and installation of traffic signals.
12. Perform additional maintenance/upgrade of signal system and vehicle detectors.

### **B. Improve Congestion Bottlenecks and “Hot Spots”**

1. Reconstruct Roswell Road at I-285 interchange (coordinate with GDOT's Revive I-285 Initiative).

2. Reconstruct Northridge Road at SR 400 interchange (coordinate with GDOT's SR 400 improvements).
3. Reconstruct Riverside Drive at I-285 interchange (coordinate with GDOT's Revive I-285 Initiative).
4. Construct collector/distributor road system including Hammond Drive ramps at SR 400 (coordinate with GDOT's SR 400 improvements).
5. Provide intersection capacity/operational improvements to include turn lane modifications, median segments near intersections, pedestrian crosswalks and sidewalk enhancements at congested intersections along Roswell Road to include (but not limited to): Roberts Drive, North River Parkway, Hightower Trail, Pitts Road, Morgan Falls Road, Trowbridge Road, Dalrymple Road, Glenridge Drive, Mount Paran Road, and Windsor Parkway.
6. Provide intersection capacity/operational improvements to include minor intersection geometrics, installation of turn lanes, and/or implementation of signal or roundabout at congested intersections to include (but not limited to): Glenridge Drive at Hammond Drive, Glenridge Drive at Johnson Ferry Road, Hammond Drive at Lake Forrest Drive, Mount Paran Road at Powers Ferry Road, Peachtree Dunwoody Road at Lake Hearn Drive, Spalding Drive at Dunwoody Club Drive, Spalding Drive at Pitts Road, and Spalding Drive at Jett Ferry Road (see project A11).

**C. Park Once and Circulate in the Sandy Springs Town Center via Transit and Pedestrian Modes**

1. Align Carpenter Drive and Cliftwood Drive and modify traffic signal.
2. Provide wide sidewalk connections for east-west movement across downtown Sandy Springs between Sandy Springs Circle and Boylston Drive to include Sandy Springs Place/new connector road, Hilderbrand Drive, Hammond Drive, and Cliftwood Drive/Carpenter Drive).
3. Provide wide sidewalk connections for north-south movement in downtown Sandy Springs along Sandy Springs Circle, Boylston Drive, Blue Stone Road, and Sandy Springs Place.
4. Prepare design and implementation plan for transit circulator in downtown Sandy Springs, express bus service to perimeter center, and express bus service to Sandy Springs MARTA Rail Station.
5. Provide streetscape improvements along Roswell Road from Abernathy Road to Hilderbrand Drive, from Hammond Drive to Cliftwood Drive, and from I-285 to the City of Atlanta.
6. Provide streetscape improvements along Sandy Springs Circle from Roswell Road to Hammond Drive.

7. Complete concept design, planning/engineering, and construction of Sandy Springs Circle under I-285 to Kingsport Drive.
8. Prepare design for improvement of Johnson Ferry Road between Abernathy and Sandy Springs Circle, Johnson Ferry Road between Mount Vernon and Highway and Glenridge Road, and Glenridge Road between Mount Vernon Highway and Hammond Drive to improve traffic capacity/operations and add sidewalk/bicycle facilities.
9. Prepare concept design for completion of grid system in the Sandy Springs Town Center to include: Improvement of Boylston Road from Mt. Vernon Highway to Hammond Drive, extension of Boylston Road from Hammond Drive to Carpenter Road, construction of a new roadway and pedestrian connection from Sandy Springs Place to Boylston Road.
10. Widen Hammond Drive from Glenridge Drive to Peachtree Dunwoody Road to increase roadway capacity and provide sidewalks on both sides.
11. Extend Boylston Drive south from Hammond Drive to Carpenter Drive to provide two through lanes with sidewalk and bike lanes.

**D. Provide for Future Travel Demand**

1. Improve Johnson Ferry Road from the Chattahoochee River to Abernathy Road and widen Abernathy Road from Johnson Ferry Road to Roswell Road to provide 4 through lanes with bike lanes and 8-foot sidewalk.
2. Complete concept design and continue planning/engineering for improvement of Peachtree Dunwoody Road from Abernathy Road to Spalding Drive as a "complete street" to include automobile, pedestrian, transit, bicycle, and landscaping/aesthetic components.
3. Complete concept design and continue planning/engineering for improvement of Dunwoody Place from Northridge Road to Roswell Road as a "complete street" to include automobile, pedestrian, transit, bicycle, and landscaping/aesthetic components.
4. Complete concept design and continue planning/engineering for Hammond Drive corridor between Glenridge Drive and Roswell Road to improve as a "complete street" to include automobile, pedestrian, transit, bicycle, and landscaping/aesthetic components.

**E. Promote Pedestrian and Bicycle Travel Modes for Access to Parks and Community Facilities**

1. Construct greenway along Abernathy Road to include multiuse trail.
2. Construct sidewalks with bike lanes along River Valley Road from Johnson Ferry Road to Riverside Drive.

3. Construct sidewalks with bike lanes along Riverside Drive from River Valley Road to Heards Ferry Road and extend sidewalks north on Riverside Drive to swim and tennis club.
4. Install pedestrian enhancements at Sandy Springs Circle and Hammond Drive intersection.
5. Install sidewalks along Mt. Vernon Parkway from Mt. Vernon Highway to Powers Ferry Road.
6. Install sidewalks along Mt. Vernon Highway from Lake Forest Drive to Powers Ferry Road.
7. Install sidewalks along Windsor Parkway from Highpoint Road to Roswell Road.

**F. Serve Mobility Needs in Residential Area while Preserving Neighborhoods**

1. Implement "Safe Routes to School" program.
2. Provide residential traffic calming through traffic calming program.
3. Provide sidewalk connectivity by filling in the gaps in the existing sidewalk network to provide sidewalk on one side of the road for all roads functionally classified as collector and above.
4. Provide refurbishment / reconstruction of sidewalks to maintain current standards and encourage pedestrian travel.
5. Coordinate bus stop locations and facilities with MARTA to maximize service and usability of transit.
6. Provide pedestrian crossing improvements and street lighting to improve access to MARTA bus stops

**WORK PROGRAM FIVE-YEAR SUMMARY TABLES**

The information that follows provides the five-year implementation costs for the work program activities described above by category of activity:

1. Natural Resources
2. Historic Preservation
3. Redevelopment
4. Land Use
5. Community Facilities and Services
6. Recreation and Parks
7. Transportation

**Table 6.3**  
**2010 - 2014 Short-term Work Program**

Project Description	Service Area	Project Start Date	Project End Date	Estimate Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible party
<b>FACILITY PROJECTS</b>							
F001 City Hall	City Wide	2010	2014	\$11,650,000.00	0%	Capital Improvement 100%	City Manager
F002 Heritage Bluestone Building	City Wide	2010	2012	\$1,650,000.00	0%	Capital Improvement 100%	Park & Recreation
F003 Target Property	City Wide	2010	2014	\$3,956,842.00	0%	Capital Improvement 100%	City Manager
<b>PARKS AND RECREATION</b>							
P002 Greenway- Abernathy Rd	City Wide	2008	2020	\$9,644,209.00	0%	Capital Improvement 100%	Park & Recreation
P004 Park Equipment	City Wide	2009	2011	\$9,032.00	0%	Capital Improvement 100%	Park & Recreation
P0010 Morgan Falls Athletic Fields	City Wide	2009	2011	\$4,850,000.00	0%	Capital Improvement 100%	Park & Recreation
P0011 Morgan Falls River Park	City Wide	2009	2010	\$364,423.00	0%	Capital Improvement 100%	Park & Recreation
P0012 Abernathy Oaks	City Wide	2009	2011	\$21,000.00	0%	Capital Improvement 100%	Park & Recreation
P0014 Big Trees	City Wide	2009	2011	\$250,000.00	0%	Capital Improvement 100%	Park & Recreation

Project Description	Service Area	Project Start Date	Project End Date	Estimate Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible party
P0015 Lost Corners	City Wide	2010	2012	\$300,000.00	0%	Capital Improvement 100%	Park & Recreation
P0016 Gymnastics Facility	City Wide	2011	2011	\$500,000.00	0%	Capital Improvement 100%	Park & Recreation
Linear park phase I (under GA Power easement)	City Wide	2010	2012	\$2,050,000.00	0%	Capital Improvement 100%	Park & Recreation
Benches, picnic, trash cans and other amenities	City Wide	2009	2011	\$15,000.00	0%	Capital Improvement 100%	Park & Recreation
<b>FIRE DEPARTMENT</b>							
C0009 Fire Renovation	City Wide	2008	2011	\$125,001.00	0%	Capital Improvement 100%	Fire Department
<b>PUBLIC WORKS STORM WATER</b>							
Storm water infrastructure repair	City Wide	2009	2010	\$1,500,000.00	0%	Storm Budget 100%	Public Works
<b>COMMUNITY FACILITIES AND SERVICES</b>							
Capital Improvements (CIE) annual update	City Wide	2009	2012	None	0%	Operating Budget 100%	Community Development
Report Impact Fee expenditures to DCA annually	City Wide	2012	2012	None	0%	Operating Budget 100%	Finance
<b>NATURAL RESOURCES</b>							
Study of Scenic Views and Sensitive Habitat	City Wide	2010	2010	\$80,000.00	0%	Operating Budget 100%	Community Development / Public Works
<b>REDEVELOPMENT</b>							
Conduct Market Study	City Wide	2010	2010	\$150,000.00	0%	Operating Budget 100%	Community Development





Project Description	Service Area	Project Start Date	Project End Date	Estimate Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible party
Prepare Town Center Study	City Wide	2011	2011	\$250,000.00	0%	Operating Budget 100%	Community Development
<b>LAND USE</b>							
Apply for Livable Center Initiative Grant Fund	City Wide	2010	2011	None	0%	Operating Budget 100%	Public Works
Update Comprehensive Plan	City Wide	-	-	None	0%	Operating Budget 100%	Community Development
Revising Zoning Ordinance	City Wide	-	-	None	0%	Operating Budget 100%	Community Development
<b>TRANSPORTATION - Existing Infrastructure</b>							
T005 River Valley Sidewalk	City Wide	2008	2012	\$1,194,532.00	0%	Capital Improvement 100%	Public Works
T009 Johnson Ferry Streetscape	City Wide	2010	2011	\$820,472.00	0%	Capital Improvement 100%	Public Works / GDOT
T0010 Johnson Ferry @ Sandy Springs Circle	City Wide	2008	2014	\$840,000.00	0%	Capital Improvement 100%	Public Works
T0013 Roswell Road ATMS	City Wide	2008	2013	\$3,981,000.00	0%	Capital Improvement 100%	Public Works
T0021 Peachtree Dunwoody @ Lake Hearn	City Wide	2012	2014	\$629,000.00	0%	Capital Improvement 100%	Public Works
T0032 Peachtree Dunwoody Streetscape	City Wide	2010	2014	\$1,674,059.00	0%	Capital Improvement 100%	Public Works
T0034 Morgan Falls Road	City Wide	2010	2013	\$2,400,000.00	0%	Capital Improvement 100%	Public Works
T0035 Chattahoochee Bridge	City Wide	2010	2012	\$360,000.00	0%	Capital Improvement	Public Works

Project Description	Service Area	Project Start Date	Project End Date	Estimate Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible party
						100%	
T0036 Trans Imp Program (TIP)	City Wide	2008	2014	\$1,750,469.00	0%	Capital Improvement 100%	Public Works
T3000 Pavement Management Program	City Wide	2008	2014	\$21,894,570.00	0%	Capital Improvement 100%	Public Works
T6000 Sidewalk Program	City Wide	2008	2014	\$8,137,500.00	0%	Capital Improvement 100%	Public Works
T7000 Intersection & Operational	City Wide	2008	2014	\$3,000,000.00	0%	Capital Improvement 100%	Public Works
T9500 Traffic Management Program	City Wide	2008	2014	\$1,750,000.00	0%	Capital Improvement 100%	Public Works
Work with property owners to establish interparcel connectivity in downtown Sandy Springs	City Wide	2010	2014	None	-	No funding source	Transportation
<b>IMPROVING CONGESTION BOTTLENECK / "HOT SPOTS"</b>							
T0031 Roswell Road Bridge Widening I-285	City Wide	2010	2014	\$1,655,301.00	0%	Capital Improvement 80%/ GDOT 20%	Transportation
Reconstruction Northridge Road at SR 400 Interchange	City Wide	2012	2014	\$5,000,000.00	0%	GDOT 100%	Transportation
Reconstruct Riverside Drive at I-285	City Wide	2011	2012	\$2,000,000.00	0%	GDOT 100%	Transportation
<b>PARK ONCE AND CIRCULATE IN DOWNTOWN SANDY SPRINGS</b>							
Align Carpenter Drive and Cliftwood Drive and modify traffic signal design	City Wide	2011	2012	\$200,000.00	0%	Capital Improvement 100%	Transportation
<b>PARK ONCE AND CIRCULATE IN DOWNTOWN SANDY SPRINGS VIA TRANSIT AND PEDESTRIAN MODES</b>							

Project Description	Service Area	Project Start Date	Project End Date	Estimate Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible party
T006 Sandy Spring Circle @ Hammond Drive Ped E	City Wide	2010	2014	\$2,003,532.00	0%	Capital Improvement 100%	Public Works
T008 Roswell Road Streetscape	City Wide	2011	2012	\$1,393,867.00	0%	Capital Improvement 100%	Public Works
T0012 RRSS-Johnson Ferry-Abernathy	City Wide	2012	2014	\$1,337,600.00	0%	Capital Improvement 100%	Public Works
T0019 Roswell Road Ph I	City Wide	2012	2014	\$2,570,000.00	0%	Capital Improvement 100%	Public Works
T0014 Sandy Springs Circle Ped Enh Phase II CD	City Wide	2012	2014	\$2,400,369.00	0%	Capital Improvement 100%	Public Works
T0015 Sandy Springs Circle	City Wide	2012	2014	\$220,000.00	0%	Capital Improvement 100%	Public Works
Prepare design and implement plan for transit circulator in downtown Sandy Springs, express bus service to perimeter center	City Wide	2011	2012	\$200,000.00	0%	Capital Improvement 100%	Transportation
<b>PROVIDE FOR FUTURE TRAVEL DEMAND</b>							
T001 Improve Johnson Ferry Road from Chattahoochee River to Abernathy Road from Johnson Ferry Road to provide 4 through lanes and 8 foot sidewalk.	City Wide	2008	2012	\$20,000,000.00	0%	GDOT 100%	Transportation
T0025 Dunwoody Place Improvement - CD	City Wide	2008	2013	\$1,200,000.00	0%	Capital Improvement 100%	Public Works
T0026 Peachtree Dunwoody Road Improvement -CD	City Wide	2008	2014	\$1,500,000.00	0%	Capital Improvement 100%	Public Works



Project Description	Service Area	Project Start Date	Project End Date	Estimate Project Cost	Portion Chargeable to Impact Fees	Sources of Funds (& Share)	Responsible party
<b>PROMOTE PEDESTRIAN AND BICYCLE TRAVEL MODES FOR ACCESS TO PARKS AND COMMUNITY FACILITIES</b>							
T0020 Windsor Parkway Sidewalks	City Wide	2008	2011	\$1,750,000.00	0%	Capital Improvement 100%	Public Works
<b>SERVE MOBILITY NEEDS IN RESIDENTIAL AREAS WHILE PRESERVING NEIGHBORHOODS</b>							
Coordinate bus stop locations and facilities with MARTA to maximize service and usability of transit	City Wide	2010	2014	Unknown	0%	MARTA 100%	Transportation